

BLOCK 31 LOTS 6 7
IN OR 2203/1403
CITY OF FDNA BEACH

SWAILS MARVIN E & AGNES WHITE JOINT REVOC TRUST/SW
502 BROOME ST
FERNANDINA BCH, FL 32034

2024

00-00-31-1800-0031-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100	1,547	200,241
BAS	48	100	48	6,213
BAS	462	100	462	59,801
FOP	208	30	62	8,025
FSP	84	40	34	4,401
FUS	1,116	100	1,116	144,453
STP	18	10	2	259
STP	56	10	6	777
UOP	349	20	70	9,060
TOTALS	3,888		3,347	433,229

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0510	GARAGE WD-	0 100	22	13	286.00	SF	35.00	35.00	100	1938	1938
2	0350	CARPORT WD	0 100	25	24	600.00	SF	13.00	13.00	100	1990	1990
3	0940	SHEDS/PORT	0 100	23	8	184.00	SF	30.00	30.00	100	1970	1970
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950
5	0940	SHEDS/PORT	0 100	8	4	32.00	SF	15.00	15.00	100	1980	1980
6	0810	CONCRETE A	0 100	0	0	882.00	SF	6.50	6.50	100	1938	1938
7	0810	CONCRETE A	0 100	10	5	50.00	SF	6.50	6.50	100	1950	1950

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0003	R-2	100.00	100.00	100.00	FF		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0500	01	3,347	95.8824	143.82	481,366	1884	1884	0	0	-40	50.00	90.00
1 SFR CUST - 100% - 2024 Heated Area: 3173 HX Base Yr 2024												
502 BROOME ST, FERNANDINA BEACH												
BLD DATE: 04/30/2024 MLU												

TOTAL OB/XF												
6,374												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1 2
VALUATION BY												STANDARD
Tax Group: 2 Tax Dist:												
BUILDING MARKET VALUE												433,229
TOTAL MARKET OB/XF VALUE												6,374
TOTAL LAND VALUE - MARKET												400,000
TOTAL MARKET VALUE												839,603
SOH/AGL Deduction												0
ASSESSED VALUE												839,603
TOTAL EXEMPTION VALUE HX HB												50,000
BASE TAXABLE VALUE												789,603
TOTAL JUST VALUE												839,603
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												737,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183746	REMODEL	200,000	11/01/2018
20111294	REPLACE DUCTWORK	4,650	08/03/2011
20110302	FRONT ENTRY REPLA	950	03/03/2011
20090968	REPAIR CARPORT	2,000	07/22/2009
20091016	RE-ROOF	5,000	07/22/2009
20072173	LAPSIDING ON GABL	1,000	12/05/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2203/1403	6/07/2018	WD	U	I	11	100	
GRANTOR: SWAILS MARVIN E & AGN							
GRANTEE: SWAILS MARVIN & AGN							
2075/0605	9/23/2016	TD	U	I	11	100	
GRANTOR: WHITE MARY AGNES LIVI							
GRANTEE: SWAILS MARVIN E & A							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W1 N18 W12 N3 FSP=[YR=1993] N7 STP=[YR=2019] E2 N4 W14 S4 E12\$ W12 BAS=[YR=2019] W20 FOP=[YR=2019] W8 S8 STP=[YR=2019] W2 S9 E2 N9\$ S18E8 N26 \$ S34 E8 N9 E1 N10 E11 N15\$ S7 E12\$ W12 S8 W11 S10 W1 S9 W8 S6 BAS=[YR=2019] S6 UOP=[YR=1993] S13 E43 N7W35 N6 W8 \$ E8 N6 W8\$ E8 S12 E36 N3 E1 N21 \$ PTR= E15 FUS=[YR=1993] S24E36 N24W13N21W12S21 W11\$ W15\$.												